

DRAFT
RESOLUTION NO. R-01-2013

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF KENSINGTON, MARYLAND, SUPPORTING THE SUBDIVISION APPLICATION FOR THE PROPERTY LOCATED AT 10516 METROPOLITAN AVENUE

Whereas, the owner of the property 10516 Metropolitan Avenue also known as Part of Lot 16, Knowles Estates, containing 7,686.89 square feet or 0.1764 acres, has submitted a subdivision application to the Maryland National Park and Planning Commission; and

Whereas, the property which was recently zoned CRT by the Montgomery County Council and is located with the corporate limits of the Town of Kensington; and

Whereas, property is adjacent to land licensed to the Town of Kensington by Montgomery County, Maryland, for a public parking lot; and

Whereas, the property owner plans to continue using the first floor for retail and the expanded area for warehouse and storage in an area of Town which the Mayor and Town Council wish to see revitalized; and

Whereas, the Mayor and Town Council have supported and continue to support the redevelopment of the subject property and they acknowledge that parking will be provided in the adjacent municipal parking lot via designated multiple four hour parking spaces.

Whereas, the various agencies have requested numerous costly public improvements of this property owner, in order to add a second story to his building, including upgrading all four corners of the adjacent intersection to new ADA requirements, and removing existing asphalt and installing new concrete sidewalk adjacent to the existing building.

Now Therefore Be it Resolved by the Mayor and Town Council of the Town of Kensington, that they do hereby support and endorse the subdivision application for the property located at 10516 Metropolitan Avenue and urge the Montgomery Planning Board to approve this application.

Be It Further Resolved the property owner should only be required to install ADA ramps immediately adjacent to his property and across the street to the northeast, in that future development of the property across St. Paul Street and to the northwest of the subject property should be required to make the ADA improvements to the northwest side of the intersection; and

Be It Further Resolved the Mayor and Council urge the Montgomery Planning Board require the property owner to install a 5 foot wide concrete sidewalk parallel to Metropolitan Avenue at the same approximate elevation of the existing asphalt area so as not create potential drainage issues between Metropolitan Avenue and the building. And it is suggested that if the owner is required to remove the existing

asphalt and install new curb and gutter it should done in manner that would not cause flooding into the Metropolitan Avenue entrances to the owner's building.

Adopted by the Mayor and Town Council this **14th** day of **January**, **2013**.

Peter C. Fosselman

This is to Certify that the foregoing Resolution was adopted by the Mayor and Town Council in public meeting assembled on the **14th** day of **January**, **2013**.

Susan C. Engels, Clerk-Treasurer